



**City of Yakima, WA**

**HOME-ARP Allocation Plan**

**DRAFT FOR PUBLIC COMMENT**

**March 7<sup>th</sup>, 2023**

## **I. Introduction**

The City of Yakima, Washington, is eligible to receive \$1,822,807 in HOME American Rescue Plan (HOME-ARP) funds from the U.S. Department of Housing & Urban Development (H.U.D.) subject to H.U.D. approval of a HOME-ARP Allocation Plan. This one-time funding creates a significant opportunity to meet the housing and service needs of our community's most vulnerable populations. HOME-ARP funding addresses the need for homelessness assistance and supportive services targeted to "qualifying populations", which are individuals or families that are:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) ("McKinney-Vento");
2. At risk of homelessness, as defined in section 401 of McKinney-Vento;
3. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
4. Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability; or
5. Veterans and families that include a veteran family member that meets the criteria in one of 1-4 above.

HOME-ARP funds must be used primarily to benefit the qualifying populations through four eligible activities: 1) Tenant-based rental assistance (TBRA); 2) Development and support of affordable housing; 3) Provision of supportive services; and 4) Acquisition and development of non-congregate shelter (N.C.S.) units.

H.U.D.'s requirements for the HOME-ARP program are defined in H.U.D. Notice CPD-21-10. As required under this Notice, the City of Yakima's HOME-ARP Allocation Plan incorporates information on the planning process, including citizen participation and community consultations; an analysis of needs and gaps in housing and supportive services for HOME-ARP qualifying populations; and, the planned uses of HOME-ARP funds.

As described herein, the Housing and supportive service needs of qualifying populations within the City of Yakima are enormous and vastly exceed the level of funding provided through HOME-ARP. Accordingly, this HOME-ARP Allocation Plan identifies priorities for use of this limited but critically needed funding based on community consultations and an analysis of existing needs and resources.

## **II. Consultation**

### **A. Consultation Process**

The City of Yakima consulted with representatives from multiple agencies, groups, and organizations involved in developing affordable housing, addressing homelessness, and providing services to qualifying populations in preparing this HOME-ARP Allocation Plan.

This HOME-ARP Allocation Plan was developed through a collaborative process involving participation by City of Yakima community members and stakeholders, including non-profit and public agencies that work directly with individuals and families in the qualifying population groups. As noted in Table 1, the consultation process included our state CoC, homeless service providers; domestic violence service providers; veterans' groups; the Yakima Housing Authority; public agencies that address the needs of the qualifying populations; public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities; and, other agencies whose clientele includes HOME-ARP qualifying populations. This comprehensive community engagement and consultation effort included public hearings; discussion meetings; correspondence via telephone and email; and a survey of service providers and the Yakima community. The consultation initiatives, engagement of participating stakeholders, and a review of available data helped inform the Allocation Plan process and the HOME-ARP funding priorities described below.

The City of Yakima facilitated the consultation process, which included:

#### **HOME-ARP Survey & Virtual Discussions**

A stakeholder survey was designed and available online and invited representatives from multiple agencies, groups, and organizations to rank the qualifying populations and eligible activities and services in order of perceived need and the best approach for carrying out those activities for the community. The City also conducted virtual discussions with organizations that did not complete the survey to implement their feedback and recommendation in this allocation plan.

### **B. Organizations Consulted**

The City conducted broad outreach to agencies throughout the community, inviting them to participate in the public comment and hearing process and/or to complete an online survey regarding needs and priorities. Agencies that were contacted included the homeless service providers; domestic violence service providers; veterans' groups; the Yakima Housing Authority; public agencies that address the needs of the qualifying populations; public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities; and, other agencies whose clientele includes HOME-ARP qualifying populations.

**Table 1 – Consultation**

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Yakima Housing Authority</b>	Government Body, Public Housing Agency that provides the following services: Employment assistance, Development of Affordable Housing, Rental Assistance, Tenant-based rental assistance	Survey	<ul style="list-style-type: none"> <li>• Two areas of concern regarding affordable housing needs in Yakima pertain to the lack of available housing stock and adequate resources for case management to help families maintain housing stability.</li> <li>• The best use of HOME-ARP funds would be prioritizing affordable housing development and supporting additional case management.</li> <li>• Nonprofit housing providers struggle to maintain housing stability for some families needing additional case management. Many of caseworkers have large caseloads that limit their ability to meet their client's needs putting them at risk of losing their housing.</li> </ul>
<b>Yakima Valley Farm Workers Clinic</b>	Non-Profit Entity that provides the following services: Case Management, Employment assistance, Educational Assistance, Rental Assistance, Tenant-based rental assistance	Survey	<ul style="list-style-type: none"> <li>• Health Care needs to address chronic problems, including- SUD/ MH and physical health</li> <li>• Family housing for those in an emergency situation, lack of affordable housing in rural areas, and lack of emergency assist</li> <li>• More options for rural areas also work and other social supports to have then earned the assistance</li> </ul>

			<ul style="list-style-type: none"> <li>• Subsidize current renters who have housing.</li> </ul>
<b>Catholic Charities Serving Central Washington</b>	Non-Profit Entity that provides the following services: Development of affordable housing	Survey	<ul style="list-style-type: none"> <li>• The greatest need is affordable multi-family housing units providing permanent supportive housing to low-income households</li> <li>• We lack permanent affordable housing that provides a longer-term solution and a stepping stone for individuals and families to stabilize their living situations.</li> <li>• Funds should be used to leverage additional resources for long-term impact: additional units of permanent supportive housing that will help address the affordable housing and homelessness issues for years to come.</li> <li>• I don't think utilizing them as rental assistance is best. Rental Assistance (R.A.) is generally only available for 1-time use and often does not leverage other funds. If used for R.A., the best use would be for assistance with rapid re-housing of at-risk youth and young adults or assistance for domestic violence survivors for relocation and initial rental expenses (deposit and first/last month rent)</li> <li>• A portion of HOME ARP funds could be used for non-congregate shelters, which is a viable option</li> </ul>

			<p>but may be a more costly solution.</p> <ul style="list-style-type: none"> <li>Utilizing these funds for capital to build additional units of permanent supportive housing is the highest and best use of these limited funds.</li> </ul>
<b>Yakima Valley Partners Habitat for Humanity</b>	Non-Profit Entity that focuses on developing affordable housing	Survey	<ul style="list-style-type: none"> <li>Our community needs additional housing units to provide adequate housing for people at every income level.</li> <li>We see an even greater need in the "at-risk" categories as they have access to fewer resources and lack hope for meeting their housing needs, increasing their likelihood of homelessness.</li> <li>We see a huge gap in the housing units for first-time buyers and low-income rentals.</li> <li>Helping local affordable housing developers obtain buildable lots for our community would be a huge step forward.</li> <li>Larger organizations are outbidding affordable housing developers with the capital to pay the infrastructure cost on larger lots.</li> <li>There is a huge need for affordable rental options in our community. Offering rental assistance to participants with an incentive to move out of that market would be a key component to helping to create positive movement in this market.</li> </ul>

			<ul style="list-style-type: none"> <li>• We need a shelter that provides a safe, decent place to stabilize that incorporates access to case management. Funds could be used to develop a shelter/case management system that tracks participants and the services they are utilizing.</li> </ul>
<b>Homeless Network of Yakima County</b>	Other organization that focuses on achievable strategies to move individuals and families experiencing homeless beyond shelter to permanent housing and self-sufficiency by looking at a comprehensive range of needs and developing the local capacity, through collaborative efforts, to meet these needs.	Survey	<ul style="list-style-type: none"> <li>• Lack of prevention and rapid rehousing options. We desperately need more affordable and permanent supportive housing.</li> <li>• We need permanent supportive housing for individuals who are chronically homeless.</li> <li>• We have too much investment in emergency shelters and nowhere for them to transition. These funds would be better spent preventing people from becoming homeless and helping build units and programs to transition to after-shelter.</li> </ul>
<b>Justice Housing Yakima</b>	Other Organization that focuses on developing permanent supportive housing for people experiencing chronic homelessness	Survey	<ul style="list-style-type: none"> <li>• We need affordable housing with support services.</li> <li>• Not enough P.S.H. to move people out of shelters.</li> <li>• Assistance with land acquisition, covering utility hook-up expenses and predevelopment costs.</li> <li>• Needs to have support services available.</li> </ul>
<b>Yakima Neighborhood Health Services</b>	Homeless Service Provider - Provides the following services:	Survey	<ul style="list-style-type: none"> <li>• We need safe and affordable housing in the</li> </ul>

	Case Management, Moving cost assistance, Employment Assistance, Rental Assistance, Acquisitions/Development of non-congregate units, Tenant-based rental assistance, Emergency Shelter for homeless		<p>lower valley specifically for large families.</p> <ul style="list-style-type: none"> <li>• Operation costs (not support services) are also needed to oversee these projects adequately.</li> <li>• Supportive services are largely available, but the housing stock is not. Operations for housing maintenance and oversight are also needed.</li> <li>• Units for individuals and couples are needed.</li> <li>• Few landlords are currently accepting Fair Market Rent as acceptable rent. The market is so competitive that the programs we work with don't allow us to pay more than FMR, so rental assistance is challenging.</li> <li>• Many chronically homeless cannot tolerate congregate settings due to mental health conditions etc. Using motel units to separate individuals and families has effectively separated people. More use of motel vouchers allows service providers to engage these people individually. Medical respite care has also been very successful as an emergency shelter in isolating those with communicable conditions.</li> </ul>
<b>Union Gospel Mission</b>	Homeless Service Provider - Provides the following services:	Survey	<ul style="list-style-type: none"> <li>• More family intervention, support, and counseling for families with Domestic Violence. More</li> </ul>

	Case Management, Employment assistance, Educational assistance, Emergency Shelter for homeless, Residential Substance Use Treatment		<p>support for people to get SUD treatment. Financial assistance that is coupled with support for personal growth and empowerment. Homeless services specifically for medically needful individuals, nursing home-level care for homeless people</p> <ul style="list-style-type: none"> <li>• We need a nursing home for homeless persons. Yakima has never built a homeless shelter.</li> <li>• Offset defined development/permitting costs for affordable housing construction, making these projects more marketable to funders and builders.</li> <li>• Create capacity to expedite permitting/inspection for affordable housing construction greatly.</li> <li>• All evidence is that single working-age adults experiencing homelessness have overwhelming addiction and mental illness rates. Individual rooms for people using illegal drugs is simply a death sentence for many. Individual rooms only make sense for those with serious mental illness.</li> </ul>
<b>YWCA of Yakima</b>	Domestic Violence Service Provider that provides the following services: Case Management, Legal Services, Moving cost	Survey	<ul style="list-style-type: none"> <li>• For the last five years, YWCA Yakima has been unable to provide emergency domestic violence shelter to over</li> </ul>

	assistance, Employment assistance, Educational Assistance, Rental Assistance, Tenant based rental assistance		<p>400 families each year on their first call for shelter.</p> <ul style="list-style-type: none"> <li>• In 2022, 432 families would be approximately 800-1000 women, children, and men fleeing domestic violence who needed safe shelter and had to wait a short time in a hotel or another secure location till we could find them shelter.</li> <li>• With more and more families experiencing domestic violence or homelessness, there is not enough supportive housing that includes mental health and substance abuse services specifically for those in extreme need of that added support.</li> <li>• Yakima needs additional units in an affordable rental range and more landlords willing to participate in programs that don't require a lot of renovation to meet H.U.D. standards.</li> <li>• Rental assistance can help bridge the gap between what a tenant can pay and what the landlord charges. YWCA regularly sees landlords requesting \$3,000-\$6,000 to enter a place.</li> <li>• YWCA has found that having the non-congregate style of emergency shelter is best for survivors of domestic violence and others experiencing</li> </ul>
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			homelessness. It reduces conflict among residents and helps folks develop a sense of home they can build on in preparation for their place in the community.
<b>Camp Hope Yakima</b>	Homeless Service Provider that provides the following services: Case Management, Employment assistance, Educational assistance, Acquisitions/Development of non-congregate units, Emergency Shelter for homeless	Survey	<ul style="list-style-type: none"> <li>• We need more transitional housing</li> <li>• Not enough emergency shelter beds at shelters.</li> <li>• Zero or low amount of family shelter available.</li> <li>• It's too complicated for landlords to apply for rental assistance. Renters aren't cooperative with the landlord.</li> <li>• Funds should be used for tiny home models, not hotels purchased by the same organizations.</li> </ul>
<b>Yakima County - Veterans Program</b>	Veteran's Service Provider that provides the following services: Case Management, Some emergent rental assistance	Survey	<ul style="list-style-type: none"> <li>• Regarding the Veteran population, I see a lack of mental health services and V.A. drug and alcohol abuse providers.</li> <li>• The most significant gap I see is the amount of affordable Housing in Yakima County. I have Veterans with HUD-VASH vouchers that cannot find a place due to cost in our area.</li> <li>• Another gap is transitional housing. In the past, we did have the Vet House that housed eight homeless Veterans for up to 2 years and provided intense case management.</li> <li>• Partner with other service providers to build more</li> </ul>

			<p>affordable housing throughout the county.</p> <ul style="list-style-type: none"> <li>• Provide some emergent relief to qualified Veterans.</li> <li>• Yakima County has multiple homeless shelters. I'm not sure that a non-congregated shelter will help some of the issues we see in Yakima today.</li> </ul>
<b>Northwest Justice Project (N.J.P.)</b>	Publicly funded legal aid organization that addresses fair housing, civil rights, and the needs of persons with disabilities.	Virtual Discussion	<ul style="list-style-type: none"> <li>• Dedicate most of the funding to long-term supportive housing and find the correct partner.</li> <li>• Mobile homeowners are often an overlooked sector of the population.</li> <li>• How can we help people stay in their housing through long-term services?</li> <li>• We need a program where social workers can check in with them to be good tenants</li> <li>• Hoarding services, they need funds to assist with cleanup.</li> <li>• We need service for people experiencing mental health challenges</li> <li>• We need more permanent supportive Housing or transitional Housing</li> </ul>
<b>Department of Commerce</b>	CoC Balance of State	Virtual Discussion	<ul style="list-style-type: none"> <li>• There is a clear need to identify and establish relationships with landlords who will accept homeless populations – available units for the homeless.</li> <li>• Housing retention services are needed in communities, as well as</li> </ul>

			<p>more supply of affordable housing</p> <ul style="list-style-type: none"> <li>• Mental health services – good social workers and counselors, housing counseling, and drug and alcohol dependencies, are all underfunded.</li> </ul>
<b>Dispute Resolution Center</b>	Other organization that provides professional mediation, facilitation, coaching, and conflict resolution services to all of the qualifying populations	Virtual Discussion	<ul style="list-style-type: none"> <li>• Yakima County needs housing brokers/navigators to connect residents with services.</li> <li>• A key group is “other populations” at greatest risk of housing instability. It is important to look at individual markers instead of demographics. A marker could be a major illness, job loss, marital status change, etc.</li> <li>• There is a shortage of affordable units</li> <li>• There needs to be better public education about the resources available and how to access them.</li> <li>• Case managers need to go to their clients' homes instead of having the clients go to the case manager's office. Services should be provided in the home.</li> </ul>
<b>Central Washington Disability Resources</b>	Non-profit organization that addresses the needs of persons with disabilities.	Survey	<ul style="list-style-type: none"> <li>• Too few low-income housing options in safe areas</li> <li>• Look to provide temporary housing options for people wanting to get long-term housing</li> <li>• There should be access to safe and clean accessible camping areas.</li> </ul>

### ***Summarized feedback received and results of upfront consultation with these entities:***

Throughout the HOME-ARP consultation process, the need for affordable housing –new permanent supportive housing and transitional housing – is the highest priority concern of residents, advocates, and other stakeholders. As rent levels and housing prices continue to soar, low-income residents, especially those individuals and families in the HOME-ARP qualifying populations, face enormous challenges in finding and maintaining affordable housing. In their feedback, many organizations noted the following:

- Many respondents described the apparent demand for additional affordable housing options in Yakima.
- Overall, permanent supportive Housing and transitional Housing are two of the greatest needs.
- Seek new ways to help encourage new affordable housing development in Yakima through financial assistance for land acquisition, utility hook-up expenses, predevelopment costs, and construction costs.
- Case managers need to go to their clients' homes instead of having the clients go to the case manager's office. Services should be provided in the home.
- There is a lack of available housing stock and adequate resources for case management to help families maintain housing stability.
- Yakima needs more landlords willing to participate in rental assistance programs.
- Affordable multi-family housing units are greatly needed to provide permanent supportive housing options to low-income households.

### **III. Public Participation**

- ***Date(s) of public notice: 2/12/2023***
- ***Public comment period: start date - 3/7/2023 end date - 3/22/2023***
- ***Date(s) of public hearing: 2/21/2023***

#### ***Describe the public participation process:***

In accordance with applicable fair housing and civil rights requirements and the City's citizen participation plan, the City provided for and encouraged citizen participation in developing the HOME-ARP Allocation Plan. Opportunities for public review and comment prior to finalizing the HOME-ARP Allocation Plan included the following:

- The City contacted over 28 agencies to participate in the stakeholder consultation survey and virtual discussions.
- The Notice of Public Hearing was published in the Yakima Herald-Republic (English) newspaper on February 12<sup>th</sup>, 2023, and in El Sol De Yakima (Spanish) on February 17<sup>th</sup>, 2023. A public hearing was held on February 21<sup>st</sup>, 2023, to discuss the proposed HOME-ARP Allocation Plan.
- The fifteen-day period for examination and review of the HOME ARP Allocation plan begins on March 7th, 2023, and ends on March 22<sup>nd</sup>, 2023. Written comment is accepted during this time. In addition, the City held a public hearing during a regularly scheduled City Council meeting on

February 12, 2023, during which verbal comment was accepted. The City provided public notice on February 12<sup>th</sup>, 2023, in the Legal Section of the Yakima Herald-Republic for print and online viewing.

To broaden public participation, the City posted the public hearing notice in the local newspapers, a local Spanish newspaper, and on the City's website. Our public notice announcing the public hearing included instructions for requesting accommodations during the public hearing.

**The following comments and recommendations were received through the public participation process:**

- Housing developers are working on various projects that directly benefit more than one of the qualifying populations and could benefit from this funding to continue developing affordable housing.
- Community members urge the City to make quick decisions and disburse this money for immediate use to continue developing new construction projects or refurbishing existing affordable housing units.
- Community members would like to see a timely request for proposal with clear funding criteria, and physical timeline, tight funding award schedule.
- HOME-ARP money can be used to make a difference in Yakima and provide housing options for those experiencing chronic homelessness.
- The City of Yakima has a desperate need for resources to help provide additional affordable housing opportunities to individuals and families experiencing homelessness. Catholic Charities Housing Services (CCHS) is one of many organizations in the community working together to help address the complex issues that may cause people to become homeless.
- The HOME – A.R.P. funding allocation could help leverage significant additional resources to develop permanent supportive housing for those experiencing homelessness. This would provide a tangible long-term benefit to those residents served and the community overall. Given that these are one-time funds, investing in permanent supportive housing is an excellent use to provide long-term.
- Community members encouraged funding "transitional trauma housing" being developed by local organizations. Additionally, they would like the money to be used for infrastructure upgrades such as bathrooms and permanent showering facilities at local shelters.

***Summarize any comments or recommendations not accepted and state the reasons why:***

Comments or recommendations will be completed after the 15-day Public Comment Period has expired. At that time, all comments or recommendations received through the Public Comment Period and at any public hearing will be incorporated into the plan as part of the outreach efforts conducted by the City of Yakima. Note: Thus far, all comments, questions, and/or recommendations received through the consultation outreach efforts are referenced above. The City of Yakima will accept all comments and recommendations.

#### IV. Needs Assessment and Gap Analysis for HOME-ARP Funds

The Needs Assessment and Gap Analysis section of the City of Yakima Allocation Plan details the demographics and size of the qualifying populations, unmet housing and service needs of these populations, identifies resources available and summarizes existing gaps in the current provider system. The following tables summarize this data.

**Table 1: Homeless Needs Inventory and Gap Analysis, City of Yakima, WA**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	109	NA	279	NA	NA								
Transitional Housing	128	NA	144	NA	8								
Permanent Supportive Housing	NA	6	NA	98	32								
Other Permanent Housing						11	36	1	1				
Sheltered Homeless						47	237	7	32				
Unsheltered Homeless						1	175	9	11				
<i>Current Gap</i>										+220	NA	+99	NA

**Table 2: Housing Needs Inventory and Gap Analysis Tool, City of Yakima, WA**

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	16,837		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,595		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,540		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,625	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		7,040	
<i>Current Gaps</i>			3,530

**Suggested Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

## **Data Sources**

Data for the HOME-ARP Allocation Plan, Table 1: Homeless Needs Inventory and Table 2: Housing Needs Inventory was provided by Yakima County Human Resources to include information limited to facilities and populations located within the City limits, utilizing raw data from the PIT. Other data included in the City of Yakima Allocation Plan were derived from the following sources:

- Point in Time (PIT) Count for Yakima County, 2022 \*
- City of Yakima 2020-2024 Consolidated Plan
- Continuum of Care (CoC) Housing Inventory Count (HIC)
- Homeless Management Information System (HMIS)
- American Community Survey Data, 2018 for Yakima
- City of Yakima Housing Action Plan (HAP), 2021

\*The Yakima County 2022 Point in Time Count Data report is available for review at: <https://www.yakimacounty.us/DocumentCenter/View/32263/Yakima-County-PIT-Report-2022-Final-8822?bidId>

## **Qualifying Populations for HOME-ARP Program Funds**

This Allocation Plan includes information about each of the Qualifying Populations in the City of Yakima regarding size, demographic composition, available housing inventory, needs and services. The Qualifying Populations for the HOME-ARP includes the following.

- a) Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a));
- b) At risk of homelessness, as defined in section 401 of McKinney-Vento;
- c) Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- d) Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability;
- e) Veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) above.

## **Status of the Housing Stock in the City of Yakima**

The City of Yakima has a 2022 population of 98,200 persons with 38,028 housing units (as estimated by Washington State Office of Financial Management). Of those housing units, 23,169 (61%) are single family homes; 12,811 (33%) are located in structures of 2 or more housing units; and 2,048 (6%) are mobile homes or special housing units. The housing stock includes 16,837 rental occupied housing units (45%) and 18,081 owner-occupied homes (55%).

The City of Yakima is experiencing a severe housing shortage. Vacancy rates for both apartments and homes for sale are extremely low. Less than 1% of the housing stock is vacant at any point in time. With such low vacancy rates, there are fewer options for the community residents seeking housing, the rental and home prices are higher and rising faster than local incomes.

Many of Yakima residents are cost burdened. Between 2012 and 2016, 36% of the residents spent more than 30% of their available income on housing costs (cost burdened). Nearly 50% of renters are cost burdened. About 75% of households with incomes below 50% or less of the AMI are cost burdened and 50% are severely cost burdened (spending more than 50% of their income on housing).

The housing stock in Yakima also needs more diversity. Over 65% of the housing stock in the City of Yakima are single family homes, yet 30% of the households in Yakima are single people. The City has conducted extensive policy review to stream line the construction of housing and open up additional land for housing by allowing housing in all zoning districts except the Industrial zones.

## Part 1: Qualifying Population Group Details

### **1a- HOMELESS INDIVIDUALS (24 CFR 91.5)**

The 2022 Point in Time Report for Yakima County identified 670 currently homeless individuals, constituting 554 households. At the 2022 PIT Count, 419 or 76% of all the homeless households in Yakima County were residing within the City of Yakima in sanctioned encampments, emergency shelters or transitional housing and 134 households were unsheltered.

**Table 3: Yakima Countywide 2022 Point in Time Report Summary Findings**

	Households			Individuals		
	2021	2022	Percent Change	2021	2022	Percent Change
Unsheltered	180	176	-2.2%	192	183	-4.7%
Encampments	65	59	-9.2%	69	59	-14.5%
Emergency Shelter	209	272	+30.1%	253	353	+ 39.5%
Transitional Housing	91	47	-48.4%	133	75	-43%
<b>Total</b>	<b>553</b>	<b>554</b>	<b>+1.7%</b>	<b>647</b>	<b>670</b>	<b>+3.6%</b>

A majority of the households experiencing homelessness, 507 (92%) in Yakima County did not have children present at the PIT. Countywide, 47 households (8%) experiencing homelessness had children at the time of the PIT. This is an increase from 2021, when 33 households (6%) reported children present. At the 2022 PIT count, 99 children under the age of 17 were included in households experiencing homelessness. For all age groups, 4 out of 10 homeless individuals are female.

**Table 4: Homeless Individuals by Age Group, 2022 PIT Countywide**

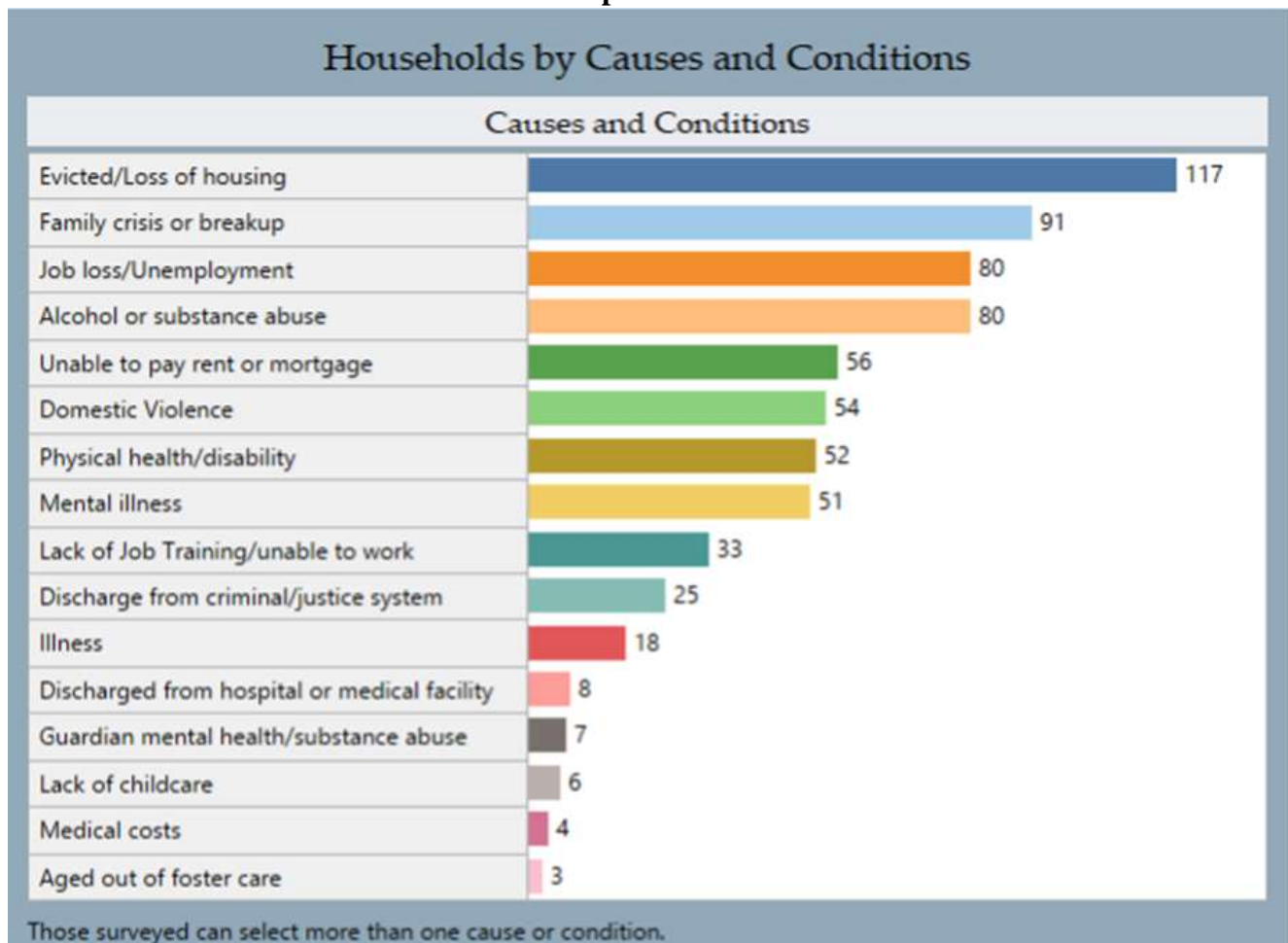
Number of Individuals						
	Child 0-12	Youth 13 - 17	Young Adults 18 - 24	Adults 25 - 64	Seniors 65+	Grand Total
Unsheltered	3		18	157	5	183
Encampment			2	53	4	59
Emergency Shelter	56	15	30	227	25	353
Transitional Housing	19	6	5	43	2	75
<b>Grand Total</b>	<b>78</b>	<b>21</b>	<b>55</b>	<b>480</b>	<b>36</b>	<b>670</b>

### **1b- AT-RISK OF HOMELESS (24 CFR 91.5)**

Data collected from the 2022 PIT regarding the reported causes of homelessness is perhaps the best indicator of the factors that contribute to homelessness in the Yakima area. The most common factors stated is either eviction or loss of housing, followed by a family crisis that disrupts the family stability.

In the City of Yakima, there are approximately 2,438 housing units affordable to households at 30% of AMI, while over 2,960 households in the 30% AMI require housing. This housing gap of over 500 housing units available to 30 % AMI is significant and demonstrates the magnitude of the at-risk of being homeless population.

**Table 5: Causes of Current Homelessness Reported in 2022 PIT**



**Table 6: Households by Age Group of Reported Cause of Current Homelessness (2022 PIT)**

Households by Age Group - Causes			
Young Adults Ages 18-24		Adults 25 to 64	
Job loss/Unemployment	9	Evicted/Loss of housing	101
Family crisis or breakup	9	Family crisis or breakup	78
Alcohol or substance abuse	6	Alcohol or substance abuse	72
Mental illness	5	Job loss/Unemployment	69
Evicted/Loss of housing	5	Unable to pay rent or mortgage	52
Domestic Violence	2	Domestic Violence	51
Aged out of foster care	1	Physical health/disability	43
Discharge from criminal/justice system	1	Mental illness	43
Discharged from hospital or medical facility	1	Lack of Job Training/unable to work	30
Lack of Job Training/unable to work	1	Discharge from criminal/justice system	23
Unable to pay rent or mortgage	1	Illness	16
Seniors 65+		Guardian mental health/substance abuse	6
Evicted/Loss of housing	11	Lack of childcare	6
Physical health/disability	9	Discharged from hospital or medical facility	5
Family crisis or breakup	4	Medical costs	4
Mental illness	3	Aged out of foster care	2
Unable to pay rent or mortgage	3		
Discharged from hospital or medical facility	2		
Illness	2		
Lack of Job Training/unable to work	2		
Job loss/Unemployment	2		
Alcohol or substance abuse	2		
Guardian mental health/substance abuse	1		
Discharge from criminal/justice system	1		
Domestic Violence	1		

### **1c- FLEEING OR ATTEMPTING TO FLEE, DOMESTIC VIOLENCE, SEXUAL ASSAULT, STALKING, OR HUMAN TRAFFICKING**

Domestic Violence (DV) and other household disruptions were noted as the major causes of homelessness for at least 54 households (10%) currently experiencing homelessness at the PIT. Estimating how many households are experiencing DV at any point in time is difficult as much of the data is protected for privacy reasons.

The Yakima YWCA provides 24-hour DV shelter and counseling services. In 2022, a total of 5,762 unique individuals in the Yakima urban area were provided DV assistance. Table 7 (below), identifies the number of individuals by age group in 2022 who received services from the YWCA Domestic Violence programs.

**Table 7: Individuals assisted in 2022 for DV related issues in Yakima**

	Selah	<del>Cowiche/Tieton</del>	Naches	Yakima (with East Valley, West Valley, Union Gap)	All Others	Total
Children between 0 and 5	3	0	1	347	16	367
Youth between 6 and 17	1	0	2	124	23	150
Adults between 18 and 55	102	29	1	4,626	300	5,058
Seniors 55 and over	6	0	0	665	2	673
Unknown	0	0	0	0	0	0
Total	112	29	4	5,762	341	
Gender						

### **HUMAN TRAFFICKING**

Data on persons human trafficking was reviewed at the National hotline website:  
<https://humantraffickinghotline.org/en/statistics/washington>

This website only provides data at the State level or National level. Therefore, Yakima County data was not provided on the website. However, Statewide data reported in 2021, included 7,182 contacts for investigation in the State of Washington. Of those 7,182 contacts, 1,922 were cases of human trafficking and 3,471 were contacted from the victims themselves. 955 of the contacts came from the telephone hotline. 192 of the trafficking cases were related to sex traffic, while 19 were related to labor concerns. Adult females were the most common demographic for both victims and survivors.

# **1d-OTHER POPULATIONS REQUIRING SERVICES OR HOUSING ASSISTANCE TO PREVENT HOMELESSNESS AND OTHER POPULATIONS AT GREATEST RISK OF HOUSING INSTABILITY**

Service and housing needs can be complicated for persons reporting a disability. In 2022, 337 homeless individuals (50% of those in the PIT) reported a disability. In fact, of the age group 25 to 64, a total of 278 homeless persons (82%) of the group reported a disability.

Nearly half (44%) of homeless persons reporting a disability were unsheltered in the 2022 PIT Count, followed by 39% residing in an emergency shelter. The Yakima community has a significant gap in services and resources to assist in physical, medical, substance abuse, and mental health needs of the homeless population. Day centers and housing facilities are under-resourced at this time.



**Figure 1: Homeless Persons Reporting a Disability (2022 Point in Time Report, Yakima)**

### 1e- VETERANS AND FAMILIES THAT INCLUDE A VETERAN FAMILY

The presence of veterans as part of the homeless or at-risk of homeless populations provides opportunities to connect those persons with services. Households experiencing homelessness with a member who is a veteran has been a significant concern for the Yakima community. In 2020 and 2021 over 40 veterans were identified in the PIT counts. In 2022, the PIT identified 20 veterans, a marked decrease.

**Figure 2: Individuals Counted at Point in Time Count (PIT) that were veterans (2022)**



## Part 2: Current Resources Available to Assist the Qualifying Populations

This section of the Allocation Plan reviews the availability of housing and potential services as well as gaps in resources within the City of Yakima, Washington for the Qualifying Populations of the HOME-ARP program. Resources described in this Section may be available to more than one Qualifying Population.

The City of Yakima participates in the Yakima County Continuum of Care (CoC), which is managed by Yakima County Human Services Division for CoC responsibilities. Yakima County belongs to the “Balance of State” for Continuum of Care programs. In addition, Yakima County administers the Consolidated Homeless Grant funds (CHG, ESG and others) and local funds collected through the Filing fees (referred to as 2060 and 2163 funds). Funds are generally awarded on a two-year cycle. The following programs (Table 8) summarize the programs funded in the 2022-2024 grant cycle, as well as several special one-time funds, such as the ARPA program.

**Table 8: Services and Housing programs funded in Yakima County for Qualifying Populations, 2022-2024**

<b>Outreach</b>	<b>Coordinated Entry</b>	<b>Shelter/ Sanctioned Encampment</b>	<b>Capital Improvement</b>	<b>Rental Assistance</b>	<b>Permanent Supportive Housing</b>
Grace City Outreach, HMIS Data project \$62,370	Union Gospel Mission HMIS and CE project \$10,625	Grace City Outreach, Low Barrier Shelter \$222,960	Rod's House construct youth shelter \$125,000	Neighborhood Health HEN funds, \$500,000	Neighborhood Health \$80,138
Generating Hope, Outreach project \$7,005	Rod's House CE \$7,500	Neighborhood Health, low barrier medical respite care \$34,837		Neighborhood Health Rapid Rehousing \$125,000	Neighborhood Health \$204,768
Rod's House Outreach \$15,000		Grace City Outreach Youth Shelter, \$50,000		NW Community Action Center \$211,225	NW Community Action Center \$337,000
Neighborhood Health Outreach \$37,630		Rod's House Youth Shelter, \$52,383		Catholic Charities ARPA funds \$934,484	
		Catholic Charities Housing, Young Adult housing \$97,146		NW Community Action center ARPA funds \$1,257,977	

		Rod's House, Extreme Winter Weather shelter \$28,375		OIC of Washington ARPA \$754,786	
		Neighborhood Health, Winter Weather Shelter \$28,812			
		YMCA Domestic Violence shelter \$70,000			
		Neighborhood Health Motel Vouchers \$194,184			

## **2a- CURRENT SERVICES HOMELESS INDIVIDUALS**

A total of 670 persons (554 households) were reported in the 2022 Point in Time for Yakima County. The PIT estimated 76 percent of those reported were within the City of Yakima. However, not all data was sorted into jurisdictions. Therefore, the data for this Needs Assessment contains a mixture of city jurisdiction and County-wide.

The data presented in Part 1 of the Needs Assessment portion of the Allocation Plan (Tables 1,3, and 9) include data findings of the 2021 and 2022 PIT. Emergency Shelter beds were estimated to be approximately 383 on PIT survey day. Usage of the shelter beds on 2022 PIT was reported at 212, which is 55% capacity. Another 75 persons were reported in Transitional Housing, which has a capacity of 270 persons.

During the 2022 PIT there was a surplus of adult beds and family beds available. Some of the public comments suggested funding additional services for currently homeless persons.

For gap analysis, the usage rate of Transitional and Permanent Supportive Housing (PSH) is somewhat problematic because not all persons living in Transitional Housing or PSH are considered “currently homeless” so we cannot measure empty or available beds/units from this data alone.

The PIT interviewed 176 persons who were unsheltered. Nearly 19 percent of the homeless population interviewed on PIT survey day were unsheltered. While most of the unsheltered population could have

been accommodated at one of the emergency shelters, for a variety of reasons, they remained unsheltered.

Housing services for homeless individuals are largely provided at sanctioned encampments, emergency shelters, congregate shelters, special service shelters (such as for Domestic Violence victims) or cold weather shelters. From these locations, individuals are entered into Coordinated Entry (CE). Outreach and appropriate services are generally offered to persons or families as they enter the programs. As Temporary housing or Permanent Supportive Housing becomes available, persons or families may be offered housing units rather than emergency shelter or sanctioned encampment accommodations. Table 9, below notes the 2022 capacity of programs inside of the City of Yakima, as well as the 2022 Point in Time count for each location on that day.

On-site services offered to homeless individuals and households vary between the different emergency housing providers. All of the providers listed in Table 9 (below) collect and report Coordinated Entry (CE) data. Outreach efforts are supported by Grace City Outreach, the Union Gospel Mission and Neighborhood Health Services and other providers to offer shelter and services to the unsheltered population. Assisting persons with health challenges and disabilities is a significant challenge to the effort of providing shelter to all who need it.

Service and shelter gaps exist in assisting persons with special needs and disabilities including adequate outreach and appropriate services. One of the most significant deficiencies in the local system is lack of transitional housing and permanent supportive housing which would allow homeless persons and households to exit emergency shelter and stabilize their living situation.

**Table 9: Capacity and Usage of Encampments and Shelters in the City of Yakima for PIT 2022**

Type	Category	Agency	Program	Capacity	PIT Count	Utilization
Encampment	Sanctioned Encampment	Grace City Outreach	Camp Hope	104	59	57%
Emergency Shelter	DV Shelter	YWCA	Domestic Violence Shelter	44	32	73%
	Winter Weather Shelter	Rod's House	Young Adult Shelter (seasonal)	16	3	19%
	Family Shelter	Grace City Outreach	Portables - family	16	27	169%
		Triumph Treatment	Family Shelter	40	23	58%
		Yakima Union Gospel Mission	Family Shelter	48	19	40%
	Medical Respite	Neighborhood Health	Medical Respite	5	2	40%
	Single Adult Shelter	Grace City Outreach	Portables - Single	84	45	54%
		Rod's House	Young Adult Shelter	8	4	50%
		Yakima Union Gospel Mission	Adult Shelter	150	91	61%

## **2b- CURRENT SERVICES AT-RISK OF HOMELESSNESS**

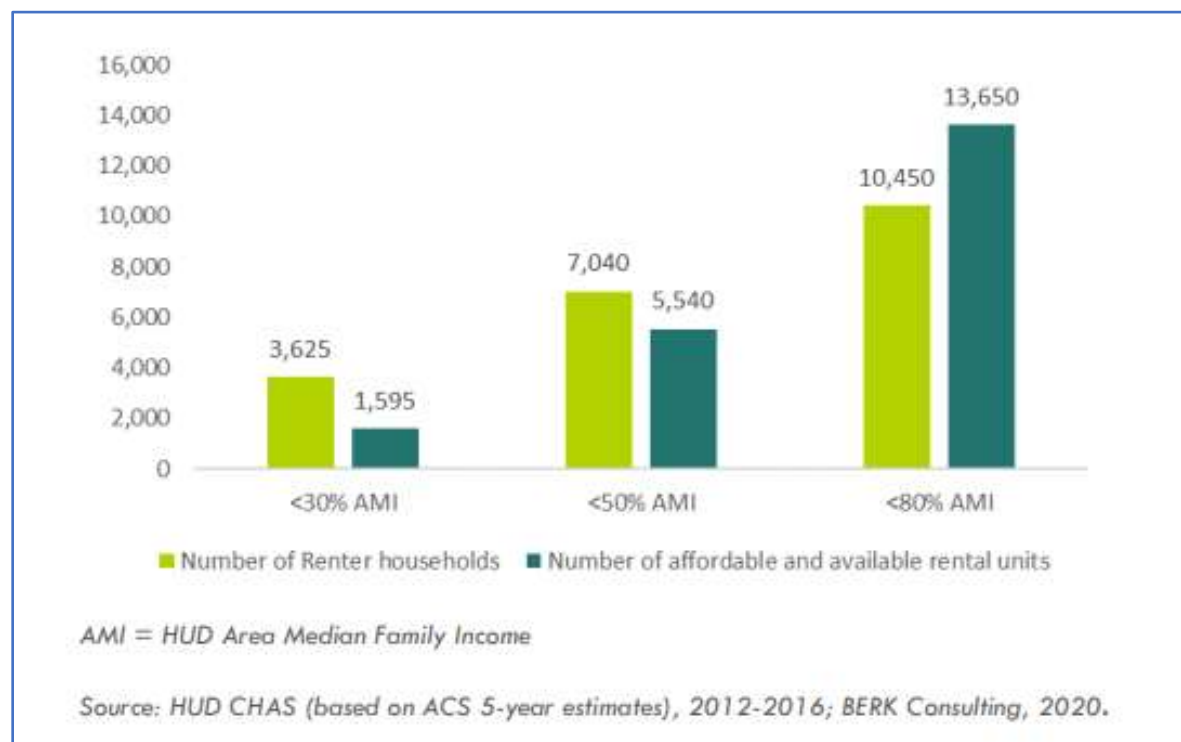
### **At risk due to AMI Housing Gap.**

As identified previously in this report, the two most common factors stated in becoming homeless is loss of housing (through eviction or other causes), or family disruption. Several service opportunities help households address the threat of loss of housing including rental assistance and housing counseling.

One of the most significant factors inhibiting low to moderate income households in Yakima with secure housing is the lack of available units at that income range. In the City of Yakima, there are over 7,000 households seeking rental housing in the less than 50% AMI income range, with an inventory of less than 5,500 rental units available at that range. This housing gap of over 1,500 housing units available to 50 % or less AMI demonstrates the magnitude of the at-risk of being homeless population. The following table (Table 10) illustrates this data and is taken from the City of Yakima Housing Action Plan, using CHAS data.

The gap in the inventory of housing units available to households below 50% AMI is significant in Yakima. The data illustrated in Table 10 is somewhat dated, but the gap has likely increased since 2016. Table 10 reports a gap estimate of 3,530 housing units needed for households below the 50% AMI.

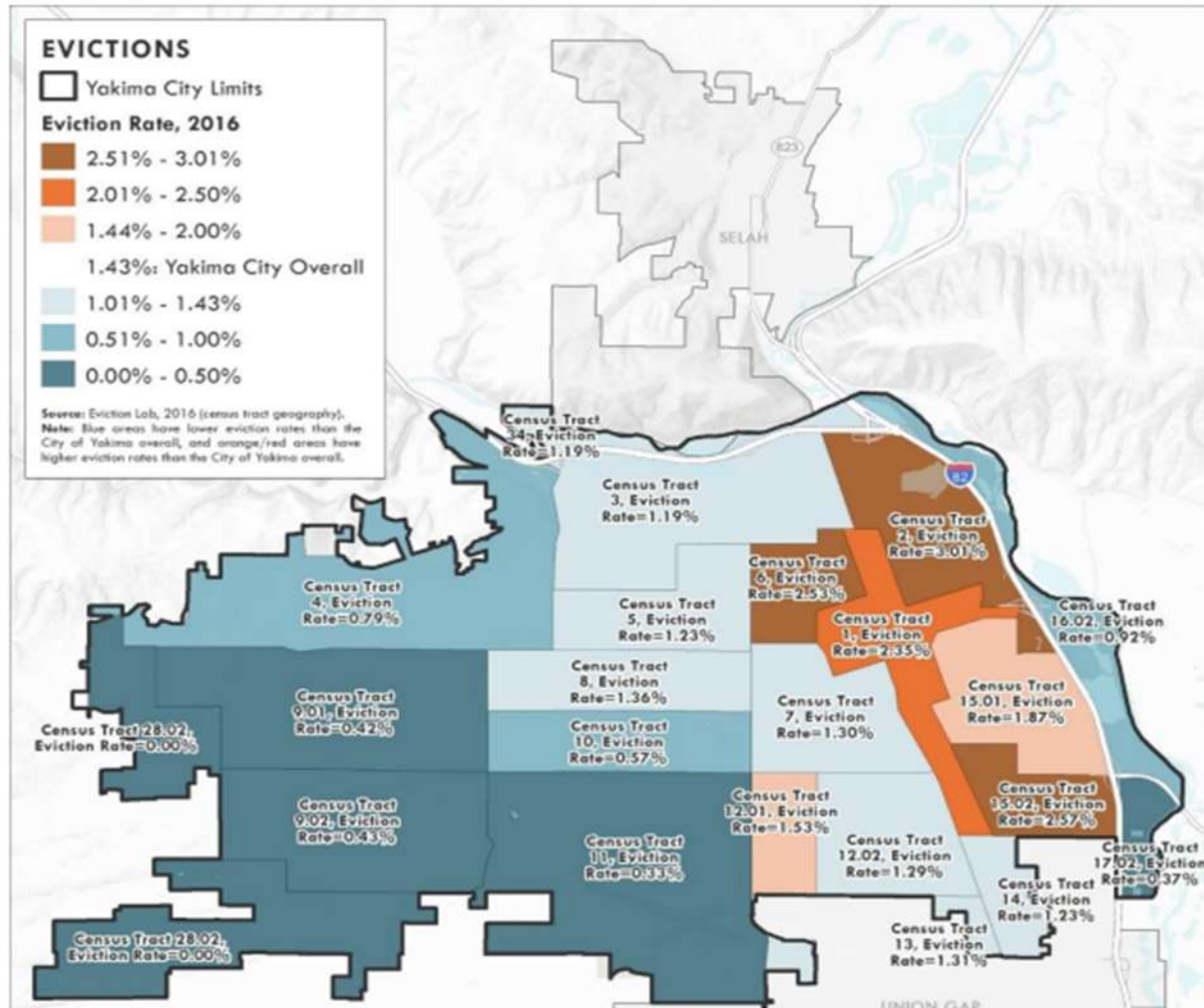
**Table 10: Total Affordable and Available Rental Units in City of Yakima 2012-2016**



## At risk due to evictions or loss of housing

Figure 3 (below) includes a map of the City of Yakima by Census tracts reporting the 2016 rate of evictions by Tract. The map clearly identifies the areas within the City where households are at the greatest risk of experiencing eviction challenges.

**Figure 3: Eviction Rate, City of Yakima (Housing Action Plan, 2021)**



## **2c-FLEEING OR ATTEMPTING TO FLEE, DOMESTIC VIOLENCE, SEXUAL ASSAULT, STALKING, OR HUMAN TRAFFICKING**

The YWCA Yakima is the largest provider of domestic violence and related crisis services in Yakima County and provides the only confidential shelter in the City of Yakima. Additionally, the YWCA provides affordable housing specific to families who are homeless as a result of domestic violence.

The 24-hour Emergency Family Shelter housed 152 women and 171 children in 2021 with a total of 10,848 bed nights. Legal advocacy was provided to 146 individuals in obtaining Protection Orders in 2021. Domestic Violence Counseling was provided to 508 individuals and 121 children were counseled. A 72-hour Response Program partnered with the Law Enforcement assisting 772 victims of domestic violence. Many other significant services are offered by the YWCA.

The YWCA does not have adequate housing to accommodate all who are seeking assistance in housing after a DV event, particularly for families who have limited income. The lack of affordable housing in the Yakima community for families at 30% or less AMI is severely limited with very low vacancy rates. Many housing agencies in Yakima partner and support the YWCA with housing as available. Safe, secure emergency family housing is in short supply.

## **2d- OTHER POPULATIONS REQUIRING SERVICES OR HOUSING ASSISTANCE TO PREVENT HOMELESSNESS AND OTHER POPULATIONS AT GREATEST RISK OF HOUSING INSTABILITY**

“Other” populations requiring services or housing to prevent homelessness and at risk of housing instability encompass an array of causes. Those suffering from one or more disabilities are particularly vulnerable. This is true of persons from all age groups, as indicated on Table 6 which details causes of homelessness by age groups. Housing and connection to services to address and assist in managing challenges and disabilities are necessary.

## **2e- VETERANS AND FAMILIES THAT INCLUDE A VETERAN FAMILY MEMBER THAT MEET THE CRITERIA IN ONE OF (1)-(4) ABOVE.**

The housing and services offered at the Chuck Austin Center in the City of Yakima provides 41 housing units, which opened in 2022. Medical and support services also expanded for veterans with the opening of a new VA medical clinic.

In addition to these dedicated housing units constructed at Chuck Austin Place, the community has a number of tenant-based (VASH) vouchers.

As illustrated on Figure 5 (Individuals included in 2022 PIT that were veterans), homeless veterans were most likely to either be unsheltered or use an emergency shelter.

### **Part 3: Gap of Unmet Housing and Service Needs of Qualifying Populations**

Table 1: Homeless Needs and Table 2: Housing Gap Analysis provides a foundation to determine the magnitude of need in Yakima for targeted new housing stock. Each of the Qualifying Populations described in this HOME-ARP Plan are important and have gaps in facilities and services.

#### **3a- Homeless**

Emergency shelter beds are generally of adequate number to accommodate temporary needs of homeless persons and households. However, there is significant community need for housing and services that would allow populations to exit emergency shelter situations into a more stable environment.

The need for transitional housing and Permanent Supportive Housing (including households with and without children) that would provide locations for households to can move out of shelter into a stable environment is urgent. Likewise, there is unmet demand for drop-in shelters and services that are suitable for rapid re-housing. Housing units to relocate homeless individuals and households that provide options for moving out of a congregate shelter are limited.

#### **3b- At Risk of Homeless**

The data provided in the Needs Assessment indicates a severe shortage of housing stock that is available to persons and families who live at less than 50% AMI. An estimated 3,530 housing units are needed. These units are generally not market rate. They are most often constructed using Federal or State grant programs that guarantees affordability, often for a period of at least 20 years. Funding for new construction of this much-needed housing is lacking and is a community priority.

#### **3c-Fleeing or Attempting to Flee Domestic Violence and other human trafficking victims**

The YWCA provided essential data for this plan regarding the need for housing and services for these vulnerable populations. The YWCA is currently assembling funding for a new facility for DV families and individuals utilizing ARPA funding from both City and Yakima County.

#### **3d-Other Populations requiring services to prevent homelessness**

Point in Time data from 2022 revealed the significant population in Yakima of persons experiencing homeless who also have a disability. For this reason, a priority should be established to match new housing with managed services that assist residents with necessary and appropriate services.

#### **3e-Veterans and families that include veterans**

The Chuck Austin facility in Yakima opened in 2022 and provides 41 new housing units and directed services to veterans and their families. This facility has provided a significant resource to the community for veterans. While it does not eliminate all needs of at-risk veterans, it is an excellent foundation.

## **V. HOME-ARP ACTIVITIES**

### **Method of Soliciting Applications:**

The City of Yakima proposes to use a Notice of Funding Availability (NOFA) announcement in order to notify respective agencies that applications for the HOME-ARP funds are being solicited. A minimum of 21 days will be provided from the time of NOFA announcement to deadline for submittals. The NOFA announcement will be published in the newspaper of record, other media and made available to all stakeholders contacted in the consultation process.

### **Project Priority:**

Project selection for funding priority will be for the development of new Affordable Rental Housing. Projects that provide housing available to homeless individuals or households, or those at risk of becoming homeless will be given priority. Additional consideration will be given for a managed project that matches services to individuals and households with residents that are 30% or less AMI, have a disability and/or include veterans.

### **Housing Production Goals:**

To meet the housing goals for the City of Yakima, established with the Washington State Growth Management projections, the City must produce a minimum of 300 new housing units each year. Market rate housing does not require public investments. Production of Rental Housing that is Affordable to individuals and households at 50% or less than AMI generally does need public investment. To achieve these goals and produce a supply of Affordable Housing, the City of Yakima HOME-ARP funding will give preference to projects that create 60 or more housing units, available to individuals or households at 50% or less AMI.

### **Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$		
Acquisition and Development of Non-Congregate Shelters	\$		
Tenant Based Rental Assistance (TBRA)	\$		
Development of Affordable Rental Housing	\$1,640,526		
Non-Profit Operating	\$	%	5%
Non-Profit Capacity Building	\$0	0%	5%
Administration and Planning	\$182,280	10%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$1,822,807</b>		